

## Countryhouse V Budget, FY 2026

Monthly Report - Revised 3/11/2026

Feb-26

16.67%

Beginning Balance (1/1/2026)

\$424,797

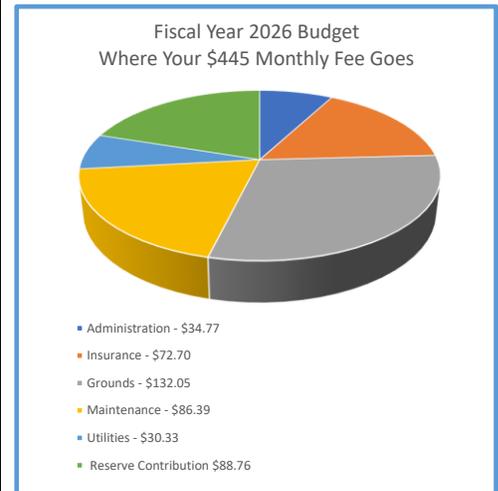
**Adjusted**

**Annual Operating Budget**

	FY 2026 Budget	YTD Actual	Balance	%
<b>Income</b>				
Prepaid HOA Assessment	\$0	\$9,440.00	-\$9,440.00	0.00%
Late Fee	\$0	\$175.00	-\$175.00	0.00%
NSF Fee	\$0	\$0.00	\$0.00	0.00%
HOA Assessment	\$1,074,116	\$172,715.00	\$901,401.00	16.08%
Interest Money Market/CDs	\$0	\$350.27	-\$350.27	0.00%
Savings Interest	\$0	\$1,005.51	-\$1,005.51	0.00%
Violation Income	\$0	\$0.00	\$0.00	0.00%
Other Income	\$0	\$0.00	\$0.00	0.00%
<b>Total Operating Income</b>	\$1,074,116	\$183,685.78	\$890,430.22	17.10%

**Operating Expenses**

	FY 2026 Budget	YTD Actual	Balance	%
<b>Administration</b>				
Admin Misc. & Bank Fees	\$525	\$0.00	\$525.00	0.00%
Audit/ Financial Review/Tax Returns	\$1,500	\$574.88	\$925.12	38.33%
Reserve Study	\$25,000	\$0.00	\$25,000.00	0.00%
Insurance	\$175,480	\$0.00	\$175,480.00	0.00%
Legal	\$5,250	\$0.00	\$5,250.00	0.00%
Management Contract Fee	\$50,000	\$8,333.32	\$41,666.68	16.67%
Meetings	\$450	\$0.00	\$450.00	0.00%
Postage and Printing	\$600	\$140.16	\$459.84	23.36%
Social	\$600	\$0.00	\$600.00	0.00%
<b>Total Administration</b>	\$259,405	\$9,048.36	\$250,356.64	3.49%
<b>Grounds</b>				
Grounds- Other	\$13,230	\$301.74	\$12,928.26	2.28%
Landscape Contract	\$189,454	\$31,576.00	\$157,878.00	16.67%
Landscape Other	\$0	\$1,989.00	-\$1,989.00	0.00%
Snow Removal, Mulch & Misc. Services	\$0	\$3,655.00	-\$3,655.00	0.00%
Mulch All Areas	\$36,050	\$0.00	\$36,050.00	0.00%
Tree Removal	\$80,000	\$1,300.00	\$78,700.00	1.63%
<b>Total Grounds</b>	\$318,734	\$38,821.74	\$279,912.26	12.18%
<b>Maintenance</b>				
Building Maintenance	\$49,613	\$2,790.64	\$46,822.36	5.62%
Common Area Maintenance	\$23,100	\$0.00	\$23,100.00	0.00%
Drainage Repairs	\$8,400	\$0.00	\$8,400.00	0.00%
Sewer Repairs	\$6,300	\$2,099.05	\$3,391.30	43.48%
Garage Maintenance	\$33,600	\$0.00	\$33,600.00	0.00%
Gutter Maintenance	\$21,000	\$802.50	\$20,197.50	3.82%
Contingency	\$0	\$0.00	\$0.00	0.00%
Pressure Washing	\$20,396	\$6,752.15	\$13,643.85	33.11%
Roofing/Skylight Maintenance	\$36,750	\$3,397.25	\$33,352.75	9.24%
Termite Contract	\$9,371	\$0.00	\$9,371.00	0.00%
<b>Total Maintenance</b>	\$208,530	\$15,841.59	\$191,878.76	7.60%
<b>Utilities</b>				
Electric	\$4,961	\$832.00	\$4,129.00	16.77%
Trash Removal	\$68,250	\$9,648.00	\$58,602.00	14.14%
<b>Total Utilities</b>	\$73,211	\$10,480.00	\$62,731.00	14.31%
<b>Total Operating Expense</b>	\$859,880	\$74,191.69	\$784,878.66	8.63%
<b>Net Operating Budget Balance *</b>	\$214,236	\$109,494.09	\$105,551.56	51.11%



<b>Net Reserve Balance</b>	\$639,033	\$534,290.88	\$104,741.91	83.61%
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$0	\$2,795.00	-\$2,795.00	0.00%
Garage Roof Replacement	\$60,000	\$0.00		
Paving	\$15,000	\$0.00	\$15,000.00	0.00%
Siding Replacement	\$0	\$0.00	\$0.00	0.00%
Drainage / Erosion Projects	\$35,000	\$0.00	\$35,000.00	0.00%
Garage Foundation Work	\$0	\$0.00	\$0.00	0.00%
<b>Total Capital Project Expense</b>	\$110,000	\$2,795.00	\$47,205.00	2.54%

**Net Income (Cash Flow)**

\$106,699.09

**Ending Reserve Balance**

\$529,033

\$531,495.88

Balance Sheet

\$531,869.88

Delta

-\$374.00